

City of Dublin Planning and Zoning Commission

Planning Report

Thursday, April 4, 2013

Coffman Park PUD – Phase 1

Case Summary

Agenda Item	3
Case Number	13-016AFDP
Proposal	The realignment of the entry drive to Coffman Park east of Commerce Parkway, the construction of three bridge crossings, the addition of multi use paths, site grading and utility burial within Coffman Park, located on the north side of Post Road, at the intersection of Commerce Parkway.
Request	Amended Final Development Plan. Review and approval of a amended final development plan under the Planned District provisions of Zoning Code Section 153.050.
Site Location	5200 Emerald Parkway
Property Owner	City of Dublin
Applicant	Fred Hahn, Director of Parks and Open Space, represented by Laura Ball, Landscape Architect.
Case Manager	Jennifer M. Rauch, AICP, Planner II (614) 410-4690 jrauch@dublin.oh.us
Planning Recommendation	Approval with one condition. Based on Planning's analysis, this proposal complies with the development text, the amended final development plan criteria and existing development in the area. Planning recommends approval with one condition. 1) The applicant work with Engineering to ensure 24 hour, 7 day a week access is maintained to the booster station.



City of Dublin

13-016AFDP
Amended Final Development Plan
Coffman Park - Phase 1
5200 Emerald Parkway

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Feet



Facts

Site Area	85 acres, (Coffman Park total)
Zoning	PUD, Planned Unit Development District (Coffman Park plan)
Surrounding Zoning and Uses	All immediately adjacent sites are zoned PUD within Coffman Park and include the Dublin Community Recreation Center, Municipal Building, Fletcher Coffman homestead, and park facilities.
Site Features	<ul style="list-style-type: none"> Existing Post Road connection from Commerce Parkway and Dublin Community Recreation Center entrance. Three existing structures: storage barn, water booster, and communication hub building. South Fork Indian Run runs along northern edge of the site. Significant grade change from east to west down to the South Fork Indian Run. Large tree stands adjacent to Post Road and the creek.
Coffman Park Plan	The site is located within Coffman Park and is included in the Coffman Park Master Plan. In 2010, Parks initiated a review of the Master Plan with the goal of updating the Plan and park programming in the upcoming CIP cycle. An updated Master Plan was presented to City Council on June 13, 2011.

Details

Amended Final Development Plan

Plan Overview	<p>The amended final development plan for this application includes:</p> <ul style="list-style-type: none"> Realignment of the entry drive to Coffman Park east of Commerce Parkway. Construction of three bridge crossings. Addition of multi use paths. Site grading and utility burial. Landscape improvements.
Existing Site	The improvements are to be made between Commerce and Emerald Parkways, and include the vehicular entrance to the Dublin Community Recreation Center (DCRC), drives to the service areas and buildings associated with the park, areas the north and south along the Post Road connection, and the driveway opening at Post Road and Emerald Parkway. Each is described below.

Details	Amended Final Development Plan
DCRC Entrance and Commerce Parkway Modifications	<p>The remaining portion of Post Road from the existing DCRC entrance to Emerald Parkway will be removed to allow the reconfiguration of the DCRC entrance east of the intersection with Commerce Parkway. The two existing one-way drives to the DCRC will be reconfigured to a single, two-way drive, generally using the existing exit lane as the two way route. The existing sidewalks and bikepaths next to Post Road and the DCRC entrance will also be removed. New 10-foot wide asphalt paths will be placed on both sides of the new entrance drive and will connect to the existing path along the bridge to the DCRC and to a new path network throughout the park. A new three-foot tall stone wall is proposed at the northeast intersection of Post Road and Commerce Parkway.</p>
Service Road Connection	<p>A new service road will be provided to the existing service buildings from the new DCRC entrance drive, taking the place of the access from the abandoned Post Road. The new road will provide access to the service area between the service barn and booster station into the existing parking lot. The Washington Township Fire Department is continuing to work with the City regarding a proposed gate location to prevent unauthorized vehicles from using the drive, and to ensure adequate maneuvering area is provided in the parking lot. Modifications to this connection will need to ensure 24 hour, 7 day a week access is maintained to the booster station.</p>
Emerald Parkway Modifications	<p>The proposal includes the removal of the existing apron and bike path connections on the west side of Emerald Parkway at the intersection with Post Road. A newly designed concrete bikepath section and ramps on the west side of the intersection of Post Road and Emerald Parkway will be constructed. This redesigned area will remove all indications of the abandoned Post Road extension to the west and help prevent confusion by drivers attempting to use the driveway apron. A new three-foot high stone wall and landscaping are proposed on the back side of the newly designed bikepath section and the proposed wall will match the stone wall proposed at the Commerce Parkway/Post Road entrance.</p>
Bridge Connections	<p>The proposed improvements include the construction of three new bridge crossings within the park. Two are permanent and a third is temporary. The proposed bridges will provide necessary year-round connections throughout the park and eliminate the need for and expense of constructing temporary facilities each year for the Irish Festival. An eight-foot wide, 16-foot long temporary service bridge is proposed on the east of the communication hub building in the service area adjacent to the creek. Access to this bridge will be from the proposed new service road through the service area parking lot.</p> <p>The two permanent bridge crossings are proposed along new asphalt paths throughout the park. A proposed 18-foot wide pedestrian bridge is</p>

Details	Amended Final Development Plan
Bridge Connections	shown south of the service area and to connect the eastern and western portions of the park divided by a branch of the creek. A second 30-foot wide pedestrian bridge is proposed in the eastern portion of the site, in about the same location as the temporary bridges installed each year. This bridge will connect through to the existing tennis courts in the northern portion of the park. The design of the permanent bridges will be limestone veneer with a limestone cap.
Pedestrian Connections	The proposal includes the construction of 10-foot wide asphalt paths running east and west throughout the park between Commerce and Emerald Parkways.
Landscaping and Tree Removal	The proposed modifications will require the removal of existing trees, which will be mitigated through the proposed landscape improvements. Landscape plans indicate the addition of a variety of deciduous, ornamental and evergreen plant material throughout the park. The most significant locations are the park entrance features, along the path system, and adjacent to the new pedestrian bridges.
Stormwater and Floodplain Management	The applicant will continue to work with Engineering to ensure any stormwater management requirements are met with the proposed site modifications. The proposal includes the addition of four basins located along the entrance drive to provide additional water quality measures. Given the site's proximity to the South Fork Indian Run, the FEMA designated floodplain will be affected by the proposed construction. Parks and Open Space will acquire all required FEMA and Army Corps of Engineers' permits and will continue to work with Engineering to ensure floodplain effects are mitigated.

Analysis	Amended Final Development Plan
Process	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) Consistency with the approved preliminary development plan	Criterion met: The proposed modifications meet the development text and the Coffman Park Master Plan.
2) Traffic & pedestrian safety	Criterion met: The proposed park entrance and service road connection will provide improved way-finding and circulation for DCRC and park patrons. The removal of abandoned Post Road pavement and the proposed modifications at the Emerald Parkway and Post Road intersection will also eliminate any lingering confusion about the Post Road connection. The construction of the proposed asphalt paths will provide improved pedestrian connections across South Fork Indian Run and throughout the

Analysis	Amended Final Development Plan
	park.
3) Adequate public services & open space <i>Condition 1</i>	Criterion met with Condition: Adequate public services and open space are provided with the proposal. Engineering will continue to work with the applicant to ensure 24 hour, 7 day a week access is maintained to the booster station.
4) Protection of natural features & resources	Criterion met: The applicant has indicated the removal of trees to accommodate the proposed improvements; however, an extensive landscape plan indicates the addition of plant material in excess of what is proposed to be removed.
5) Adequacy of lighting	Criterion met: All modifications to the lighting will coordinate with existing site lighting and meet the Exterior Lighting Requirements.
6) Signs consistent with preliminary development plan	Criterion met: No signs are proposed at this time.
7) Appropriate landscaping to enhance, buffer, & soften the building and site	Criterion met: The proposed landscape plans indicate the addition of a variety of deciduous, ornamental and evergreen plant material throughout the park.
8) Compliant stormwater management	Criterion met: The proposed modifications will meet the City's Stormwater Management requirements.
9) All phases comply with the previous criteria	Criterion met: This proposal includes the first of several development phases for the Coffman Park Master Plan.
10) Compliance with other laws & regulations	Criterion met: The site will meet all applicable requirements once the appropriate permits are obtained.

Recommendation	Amended Final Development Plan
Approval	Based on Planning's analysis, this proposal complies with the development text, the amended final development plan criteria and existing development in the area. Planning recommends approval of this request with one condition.
Condition	1) The applicant work with Engineering to ensure 24 hour, 7 day a week access is maintained to the booster station.

AMENDED FINAL DEVELOPMENT PLAN

The purpose of the Planned Unit Development process is to encourage imaginative architectural design and proper site planning in a coordinated and comprehensive manner, consistent with accepted land planning, landscape architecture, and engineering principles. The PUD process consists of up to three stages:

- 1) Concept Plan (Staff, Commission, and/or City Council review and comment);
- 2) Zoning Amendment Request (Preliminary Development Plan; Commission recommends and City Council approves/denies); and
- 3) **Amended/Final Development Plan (Commission approves/denies).**

The intent of the final development plan is to show conformance with and provide a detailed refinement of the total aspects of the approved preliminary development plan (rezoning). The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. The Commission may approve as submitted, approve with modifications agreed to by the applicant, or disapprove and terminate the process. If the application is disapproved, the applicant may respond to Planning and Zoning Commission's concerns and resubmit the plan. This action will be considered a new application for review in all respects, including payment of the application fee. Appeal of any action taken by the Commission shall be to the Court of Common Pleas in the appropriate jurisdiction. Following approval by the Commission, the applicant may proceed with the building permit process. In the event that updated citywide standards are applicable, all subsequently approved final development plans shall comply with the updated standards if the Planning and Zoning Commission determines that the updated standards would not cause undue hardship.

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.